

5/26/09 2:27:16 SS
DK W BK 608 PG 732 R
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK
SS
6/17/09 2:07:20
DK W BK 610 PG 270
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

* Return to:
Delgado Law Firm, PLLC
5779 Getwell Rd.
Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120

INDEXING INSTRUCTIONS:

Lot 105, CHURCHWOOD ESTATES S/D, SECTION A REVISED, DESOTO COUNTY, MISSISSIPPI

PREPARED BY:

DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-714

GRANTOR(S):

BEAL BANK SSB
COUNTRYWIDE HOME LOANS INC.
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
TELEPHONE: (800) 6696650

6000 Legacy Dr
Plano TX 75024
469.467.5000

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-2023693

GRANTEE(S):

BILLY FLOYD MAXWELL
LINDA MAXWELL
ADDRESS: 4105 Redwood Drive
Olive Branch, MS 38654
TELEPHONE: 662-895-6588

Work No. N.A.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned BEAL BANK SSB (herein referred to as Grantor), does hereby sell, convey and specially warrant unto BILLY FLOYD MAXWELL and LINDA MAXWELL (herein referred to as Grantees), as joint tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 105 Churchwood Estates Subdivision, Section A Revised, in Sections 2 & 3, Township 2 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 12, Pages 45 and 46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

More commonly known as: 5788 Ingleside Drive, Horn Lake, MS 38637

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

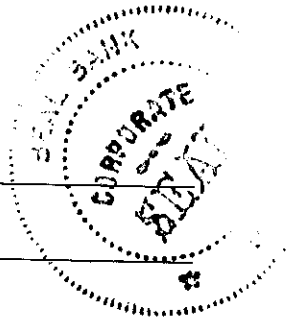
It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 19th day of May 2009.

BEAL BANK SSB

By

Its Kent Twitchell
Its Attorney-In-Fact



STATE OF Texas

COUNTY OF Collin

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Kent Twitchell, who acknowledged to me that he/she is the Attorney In Fact of BEAL BANK SSB and that for and on behalf of said company and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19 day of May 2009.



My Commission Expires:

05/13/12

Jennifer Carol Moore
NOTARY PUBLIC